



**Kennedy  
& Foster**

3 Bluebell Close  
Biggleswade  
SG18 8SL

**Guide price £525,000 - £535,000**

- SAXON GATE DEVELOPMENT
- FOUR BEDROOM DETACHED
- CLOAKROOM & UTILITY ROOM
- REFITTED KITCHEN/DINING ROOM
- CONSERVATORY
- PLAYROOM/STUDY
- EN SUITE AND FAMILY BATHROOM
- PARKING AND GARDENS



**GUIDE PRICE £525,000 TO £535,000** This nicely presented 4 bedroom detached property is situated on the desirable Saxon Gate development. The property offers accommodation as follows: Entrance hall, cloakroom, utility room, playroom, lounge, refitted kitchen/dining room, conservatory, 4 bedrooms, en-suite and family bathroom. The property has parking to the front. Contact Kennedy & Foster the Sole Agents to arrange your viewing of this must see property.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Radiator. Doors to:

#### **CLOAKROOM**

Low level W.C, wash hand basin with cupboard under, radiator, uPVC double glazed frosted window to side.

#### **PLAYROOM/STUDY**

9' 09" x 7' 07" (2.97m x 2.31m) uPVC double glazed window to front, radiator.

#### **LOUNGE**

19' 04" x 11' 11" (5.89m x 3.63m) uPVC double glazed bay window to front, radiator, coving to ceiling. Door to:

#### **KITCHEN/DINING ROOM**

24' 02" x 9' 07" (7.37m x 2.92m) Wall, base and drawer units with work surfaces over, under cupboard lighting, butler sink with mixer tap, space for range style cooker, integrated dish washing and fridge/freezer, uPVC double glazed French door to rear garden, inset lighting. Door to entrance hall. French Doors to:

#### **CONSERVATORY**

11' 05" x 10' 04" (3.48m x 3.15m) uPVC double glazed French doors to rear garden, cosy roof.

#### **UTILITY ROOM**

8' 00" x 5' 08" (2.44m x 1.73m) Space for washing machine, wall cupboards, shelving and consumer unit.

#### **FIRST FLOOR LANDING**

Partially boarded loft with ladder and light, airing cupboard with cylinder, uPVC double glazed window to side. Doors to:

#### **BEDROOM ONE**

14' 00" x 10' 08" (4.27m x 3.25m) uPVC double glazed windows to front, built in wardrobes with mirrored sliding doors, radiator. Door to:

### **ENSUITE**

Fully tiled walk in shower with rainwater shower and hand shower attachment over, vanity basin with cupboard under, low level W.C, extractor fan, heated towel rail, uPVC double glazed window to front.

### **BEDROOM TWO**

9' 09" x 8' 08" (2.97m x 2.64m) Built in double wardrobe with sliding mirrored doors, radiator, uPVC double glazed window to rear.

### **BEDROOM THREE**

9' 10" x 8' 01" (3m x 2.46m) Radiator, uPVC double glazed window to rear.

### **BEDROOM FOUR**

9' 10" x 7' 00" (3m x 2.13m) Radiator, uPVC double glazed window to rear.

### **BATHROOM**

Panelled bath with mixer tap and shower over, low level W.C, pedestal basin, fully tiled, uPVC double glazed frosted window to rear.

### **FRONT GARDEN**

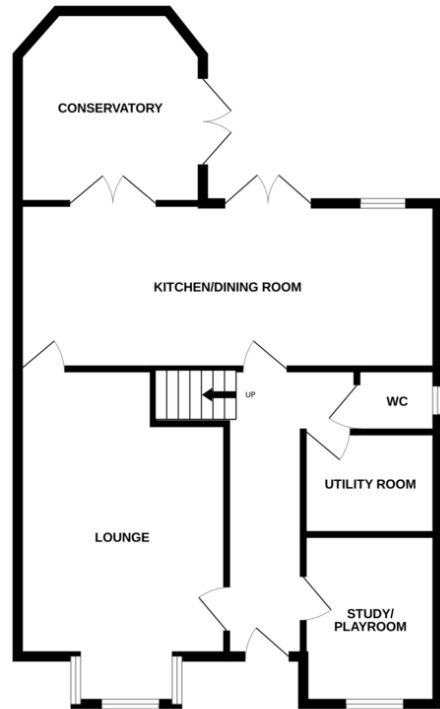
Parking to front, gated side access on both sides, shrubs. Shingle.

### **REAR GARDEN**

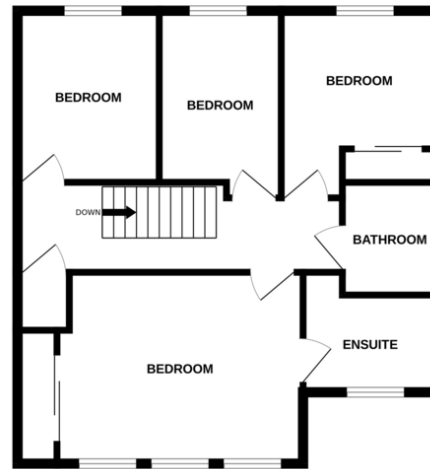
Laid to lawn, summer house with power, garden shed, flowers and shrub, outside tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX BAND**

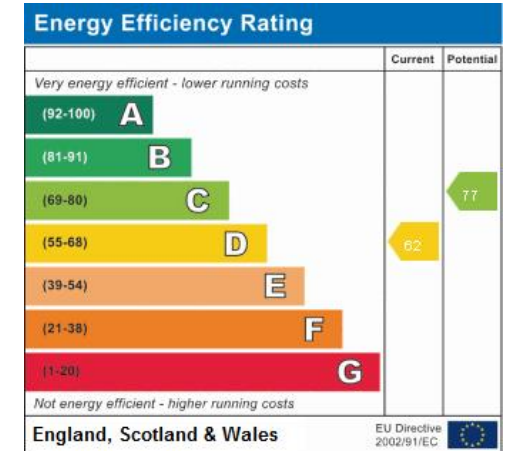
Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements